

43 Hamersley Street, North Beach, WA 6020



House For Sale

Tuesday, 30 January 2024

43 Hamersley Street, North Beach, WA 6020

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 533 m2

Type: House



Jason Jowett
1300243629

All Offers Presented by 12th February

All Offers Presented by 12pm Monday 12th February (Unless Sold Prior) For more information including a detailed Property Information Pack - Contact: Jason Jowett

Nestled on a slightly-elevated block in one of North Beach's quietest streets where the iconic Hamersley rock pool can be found at the end of the street and Mettams pool a short walk south. This solid 3 bedroom 2 bathroom brick-and-tile home is absolutely charming and is the perfect way to experience relaxed coastal living, with the added potential of being able to get creative with your own personal modern touches if desired. A light, bright and spacious front living room is carpeted for comfort and more than generous in its proportions, with its high ceilings complementing access out to a splendid front-garden pergola for sitting and quiet contemplation. In truth, this zone can be whatever you want it to be, including a potential study/office on one side and a kids' play space on the other. It's completely up to you. Also at the front of the house is a huge master-bedroom suite with two side-by-side "his and hers" built-in double wardrobes, along with a private ensuite bathroom with a shower, vanity and separate toilet. A large open-plan family, dining and kitchen area is tiled for low-maintenance living and has its own split-system air-conditioning unit for climate control. The kitchen itself is nice and big, comprising of double sinks, tiled splashbacks, a microwave nook, pull-out pantry drawers, quality Blum fittings/drawers, a Blanco gas cooktop, a Westinghouse oven and more. The minor sleeping quarters are made up of a massive second bedroom and adjacent third bedroom - both featuring built-in double robes, a practical main family bathroom with a separate bath and shower, a separate second toilet, a full-height linen/storage cupboard and a separate laundry with over-head and under-bench storage, plus external/side access for drying. Off the family room, a protected side patio area encourages covered outdoor entertaining next to a pleasant goldfish pond and a trickling mood-setting water feature. Doubling as the drying area, a paved rear courtyard is another terrific place to sit and unwind with a cup of tea or coffee in hand, embracing coastal calm whilst doing so. This enviable lifestyle includes the beautiful Trigg Bushland Reserve and Star Swamp Bushland Reserve's stunning walking trails being located only strolling distance from your front door, along with bus stops, the local bowls club, trendy cafes and restaurants - and the sprawling Charles Riley Memorial Reserve playing fields at the top of the street. The likes of top public and private schools (including Our Lady of Grace Primary School only metres away and North Beach Primary School nearby), North Beach Shopping Centre, the glorious surf and sand at Trigg Beach, lovely Clarko Reserve, Hillarys Boat Harbour, the new Hillarys Beach Club, the new-look Karrinyup Shopping Centre, public transport to Stirling Train Station and the city, golf courses and the vibrant local Flora Terrace precinct are all merely a stone's throw away themselves, adding to the outstanding convenience of living here. Let those sensual sea breezes filter in and cool things down during those hot summer months, as you embrace a residence that will also warm you with its character at all other times of the year. How delightful!

Other features include, but are not limited to:

- Carpeted bedrooms
- Rear-garden views from the 2nd and 3rd bedroom
- Solar-power panels
- Monitored security-alarm system
- Feature skirting boards
- Security doors and screens and security film on all windows
- Instantaneous gas hot-water system
- Reticulation
- Leafy and established gardens - including native easy-care gardens to the front verge
- Powered rear garden shed
- Double carport - with a high ceiling to fit larger vehicles
- Side-access gate
- 533sqm survey-strata block - with enough room for a future swimming pool in the backyard, if you are that way inclined
- Built in 1985 (approx.)
- Survey Strata title with no common property and no shared services

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.